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REDEVELOPMENT PLAN
FOR THE
CENTRAL FOLSOM REDEVELOPMENT PROJECT

Adopted November 29, 1983, by Ordinance No. 512
Amended December 13, 1994, by Ordinance No. 811
Amended April 8, 2003, by Ordinance No. 992

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Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF FOLSOM

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Appendix D - List of the project's personnel and staff

REDEVELOPMENT PLAN
FOR THE
CENTRAL FOLSOM REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Central Folsom Redevelopment Project (the "Project") in the City of Folsom (the "City"), County of Sacramento, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Plan Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Folsom (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Folsom adopted by the City Council in June 1977, as proposed to be amended prior to adoption of this Redevelopment Plan.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Folsom (the "Planning Commission") by Resolution No. 83-4, adopted on August 15, 1983.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

- A. The elimination of environmental deficiencies in the Project Area, including, among others, small and irregular lots, obsolete and aged

building types, substandard alleys, deteriorated public improvements and facilities, and incompatible and uneconomic land uses.

- B. The assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- D. The strengthening of retail and other commercial functions in the downtown area.
- E. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial/industrial expansion, employment and economic growth.
- F. The provision of adequate land for parking and open spaces.
- G. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- H. The expansion or improvement of the community's supply of low- and moderate-income housing.
- I. The rehabilitation and preservation of historical structures.
- J. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

including those submitted under the previous policy agreement and
existing and proposed projects and activities.

5. The purpose of this policy is to ensure that the proposed projects
are consistent with the policy and the objectives of the
policy.

6. The purpose of this policy is to ensure that the proposed projects
are consistent with the policy and the objectives of the
policy.

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14. THE PURPOSE OF THE POLICY

The purpose of the Policy is to ensure that the proposed projects
are consistent with the policy and the objectives of the
policy.

15. THE PURPOSE OF THE POLICY

A. THE PURPOSE

The purpose of the Policy is to ensure that the proposed projects
are consistent with the policy and the objectives of the
policy.

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. The installation, construction or reconstruction of streets, utilities and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the Agency; and
10. The assemblage of adequate sites for the development and construction of residential, commercial, and industrial facilities.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties; (2) acquiring adjacent or other properties in the Project Area; (3) rehabilitation of existing buildings or improvements; (4) new development; or (5) selling their properties to the Agency and purchasing other properties in the Project Area.

1. The mission of the organization is to provide a high quality of service to its customers.
2. The organization is committed to the highest standards of integrity and transparency.
3. The organization is committed to the highest standards of quality and safety.
4. The organization is committed to the highest standards of customer service.
5. The organization is committed to the highest standards of financial performance.
6. The organization is committed to the highest standards of environmental protection.
7. The organization is committed to the highest standards of social responsibility.
8. The organization is committed to the highest standards of innovation and development.
9. The organization is committed to the highest standards of leadership and management.
10. The organization is committed to the highest standards of employee satisfaction and engagement.
11. The organization is committed to the highest standards of corporate governance.
12. The organization is committed to the highest standards of risk management.
13. The organization is committed to the highest standards of information security.
14. The organization is committed to the highest standards of data protection.
15. The organization is committed to the highest standards of privacy.
16. The organization is committed to the highest standards of accessibility.
17. The organization is committed to the highest standards of inclusivity.
18. The organization is committed to the highest standards of diversity.
19. The organization is committed to the highest standards of equality.
20. The organization is committed to the highest standards of justice.

The organization is committed to the highest standards of integrity and transparency. The organization is committed to the highest standards of quality and safety. The organization is committed to the highest standards of customer service. The organization is committed to the highest standards of financial performance. The organization is committed to the highest standards of environmental protection. The organization is committed to the highest standards of social responsibility. The organization is committed to the highest standards of innovation and development. The organization is committed to the highest standards of leadership and management. The organization is committed to the highest standards of employee satisfaction and engagement. The organization is committed to the highest standards of corporate governance. The organization is committed to the highest standards of risk management. The organization is committed to the highest standards of information security. The organization is committed to the highest standards of data protection. The organization is committed to the highest standards of privacy. The organization is committed to the highest standards of accessibility. The organization is committed to the highest standards of inclusivity. The organization is committed to the highest standards of diversity. The organization is committed to the highest standards of equality. The organization is committed to the highest standards of justice.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend reasonable preferences to tenants other than business tenants in the Project Area to reenter within the redeveloped Project Area, if they otherwise meet the requirements prescribed by this Plan. Such business, residential, institutional and semi-public tenants shall be given a reasonable opportunity, if they so desire, to purchase and develop real property in the Project Area in accordance with this Plan.

2. [§304] Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Project Area, the Agency shall promulgate rules for owner and tenant participation and the extension of preferences for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a

participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event an owner or tenant participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting the Second Amendment to this Plan becomes effective.

The Agency shall not acquire, by eminent domain, real property on which any persons reside.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by the public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [§310] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. [§311] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§312] Payments to Taxing Agencies to Alleviate Financial Burden

Pursuant to Section 33607.7 of the Community Redevelopment Law, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of the Second Amendment to this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.7.

G. [§313] Relocation of Persons (Including Individuals and Families),
Business Concerns and Others Displaced by the Project

1. [§314] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§315] Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. [§316] Demolition, Clearance, and Building and Site Preparation

1. [§317] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§318] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public and other uses provided in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. [§322] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [§323] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 323, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards.

2. [§325] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

J. [§326] Rehabilitation, Conservation and Moving of Structures

1. [§327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

2. [§328] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [§329] Low- and Moderate-Income Housing

1. [§330] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. [§331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Construct buildings or structures;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;
- g. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income; and
- h. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 330 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Plan Map

The "Redevelopment Plan Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the land uses authorized within the Project by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

B. [§402] Designated Land Uses

1. [§403] Residential Uses

The areas show on the Redevelopment Plan Map (Attachment No. 3) for residential uses shall be used for the residential uses set forth and described in the City's General Plan.

2. [§404] Commercial Uses

The areas shown on the Redevelopment Plan Map (Attachment No. 3) for commercial uses shall be used for the general commercial uses set forth and described in the City's General Plan.

3. [§405] Industrial Uses

The areas shown on the Redevelopment Plan Map (Attachment No. 3) for industrial uses shall be used for the industrial uses set forth and described in the City's General Plan.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-Way

As illustrated on the Redevelopment Plan Map (Attachment No. 3), the major public streets within the Project Area include Folsom Boulevard, Sibley Street, East Bidwell Street, Coloma Street, Wales Drive, Leidesdorff Street, Sutter Street, Natoma Street, Bidwell Street, Glenn Drive, and Blue Ravine Road.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. [§408] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Plan Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious

and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§409] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§410] Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

D. [§411] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§412] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

and chemical synthesis. The project is a joint effort of the University of California, San Diego, and the National Aeronautics and Space Administration. The project is a joint effort of the University of California, San Diego, and the National Aeronautics and Space Administration. The project is a joint effort of the University of California, San Diego, and the National Aeronautics and Space Administration.

1. Introduction

During the past few years, there has been a rapid increase in the number of people who are interested in the study of the human mind. This is due to the fact that the human mind is one of the most complex and mysterious of all the things that we know of.

2. The Human Mind

The human mind is a very complex and mysterious thing. It is the source of all our thoughts, feelings, and actions. It is the part of us that makes us who we are. It is the part of us that is the most interesting and the most difficult to understand. The human mind is a very complex and mysterious thing. It is the source of all our thoughts, feelings, and actions. It is the part of us that makes us who we are. It is the part of us that is the most interesting and the most difficult to understand.

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3. The Human Mind and the Body

The human mind and the body are two things that are closely connected. The mind is the part of us that thinks and feels, and the body is the part of us that moves and acts. The mind and the body are two things that are closely connected. The mind is the part of us that thinks and feels, and the body is the part of us that moves and acts.

4. Conclusion

The human mind is a very complex and mysterious thing. It is the source of all our thoughts, feelings, and actions. It is the part of us that makes us who we are. It is the part of us that is the most interesting and the most difficult to understand. The human mind is a very complex and mysterious thing. It is the source of all our thoughts, feelings, and actions. It is the part of us that makes us who we are. It is the part of us that is the most interesting and the most difficult to understand.

2. [§413] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [§414] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the City's General Plan.

4. [§415] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the number of dwelling units permitted under the City's General Plan.

5. [§416] Limitation on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

6. [§417] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

7. [§418] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§419] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

1.0 Introduction and Background

1

The purpose of this study is to determine the feasibility of developing a new type of energy storage system. The study will focus on the design, construction, and testing of a prototype system. The results of the study will be used to determine the viability of the system for commercial development.

2.0 Objectives and Scope

2

The objectives of this study are to design, construct, and test a prototype energy storage system. The scope of the study is limited to the design and construction of the system, and the testing of the system under various conditions.

3.0 Literature Review

3

The literature review consists of a search of the scientific literature for information on energy storage systems. The search was conducted using the keywords "energy storage" and "prototype".

4.0 Methodology

4

The methodology for this study consists of the following steps: 1) Design of the prototype system, 2) Construction of the prototype system, 3) Testing of the prototype system under various conditions, and 4) Analysis of the results of the testing.

5.0 Results and Discussion

5

The results of the study show that the prototype energy storage system was successfully designed, constructed, and tested. The system was able to store energy for a period of time, and the results of the testing were consistent with the expectations of the study.

Overall, the study has shown that the prototype energy storage system is a viable option for energy storage. The results of the study will be used to determine the viability of the system for commercial development.

6.0 Conclusion

6

The study has shown that the prototype energy storage system is a viable option for energy storage. The results of the study will be used to determine the viability of the system for commercial development.

7.0 References

7

The following references were used in the study:

- 1. Smith, J. (2010). Energy storage systems: A review. *Renewable Energy*, 35(1), 1-10.
- 2. Jones, M. (2011). The design and construction of a prototype energy storage system. *Journal of Energy Storage*, 2(1), 1-10.

9. [§420] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§421] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

11. [§422] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

12. [§423] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency

hereunder shall not supersede any other approval required under City codes and ordinances.

E. [\$424] Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

F. [\$425] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

V. [\$500] METHODS OF FINANCING THE PROJECT

A. [\$501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such

advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Sacramento, the City of Folsom, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to

in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section 502 shall not exceed a cumulative total of \$350,000,000.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 above which can be outstanding at any one time shall not exceed \$120,000,000.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of

this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical structures.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

The first part of the report is devoted to the study of the economic situation in the country and the results of the survey.

The second part of the report is devoted to the study of the economic situation in the country and the results of the survey.

The third part of the report is devoted to the study of the economic situation in the country and the results of the survey.

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The ninth part of the report is devoted to the study of the economic situation in the country and the results of the survey.

The tenth part of the report is devoted to the study of the economic situation in the country and the results of the survey.

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, until November 29, 2023.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

The investigation and collection of the data were conducted in accordance with the ethical standards of the American Psychological Association (APA) and the Institutional Review Board (IRB) of the University of California, Los Angeles (UCLA).

The procedures of the study were designed to ensure the highest level of ethical integrity. All participants provided informed consent before participating in the study. The study was approved by the IRB of UCLA. The data were collected and analyzed in a secure and confidential manner. The results of the study will be reported in a manner that respects the privacy of the participants.

APPENDIX A: DATA COLLECTION PROCEDURES

Appendix A describes the procedures used to collect the data for the study. The data were collected using a series of standardized measures. The measures were administered in a secure and confidential manner. The results of the study will be reported in a manner that respects the privacy of the participants.

APPENDIX B: DATA ANALYSIS PROCEDURES

Appendix B describes the procedures used to analyze the data for the study. The data were analyzed using a series of standardized statistical procedures. The results of the study will be reported in a manner that respects the privacy of the participants.

ATTACHMENT NO. 1

CENTRAL FOLSOM REDEVELOPMENT PROJECT

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

Beginning at a point on the northwest right of way of River Street at a projection of the centerline of Forrest Street as said streets are shown on the "Map of the Town of Folsom" recorded in book 1 of maps, map no. 7, Sacramento County Recorder's Office; thence from said point of beginning northerly along the northwest right of way of said River Street to the intersection with the northerly right of way of Strafford (Stafford) Street as said street is shown on the "Map of the Town of Folsom"; thence southeasterly 180.4+ feet along the northerly right of way of Strafford (Stafford) Street; thence N 62°32' E, 371.2 feet; thence N 55°25' E, 344.5 feet; thence N 45°26'30" E, 168.8 feet; thence N 32°11' E, 185.9 feet; thence N 26°23'30" E, 240 feet; thence S 35°39' E, 1830.89, feet; to a point on the westerly right of way of Natoma Street; thence S 23°52'17" E, 43.00 feet to the center on Natoma Street; thence N 61°07'43" E, 318.25 feet; thence along a 2500 foot radius curve to the left a distance of 443.32 feet, the chord bearing of said curve being N 55°55'54" E; thence S 39°08'54" E, 40.00 feet, to a point on the easterly right of way of East Natoma Street, said point also being the southwest corner or Parcel "A" as shown on the plat of "Cimmaron Hills" recorded in book 122 of maps, map no. 10, Sacramento County Records; thence from said corner N 87°42'01" E, 1132+ feet along the south boundary of "Cimmaron Hill" also being the north right of way of P.G. & E. ownership to a point being the intersection of said boundary with the projection of the centerline of Marchant Drive; thence southerly along the centerline of Marchant Drive 320+ feet to the intersection of the centerline of Montrose Drive and Marchant Drive; thence southeasterly along the centerline of Montrose Drive 455.87 feet; thence N 54°30' E, 160 feet to the most northerly corner of lot 34 of Natomas Heights Unit No. 12 as recorded in map book 70, map no. 15, Sacramento County Recorder's Office; thence S 35°30' E, 214.30 feet; thence S 70°39' E, 34.74 feet; thence N 84°40' E, 372.32 feet thence S 5°20' E, 180.00 feet to the southerly right of way of Talisman Drive; thence N 84°40' E, 67.00 feet to a point on the eastern boundary of said Natomas Heights No. 12; thence along the boundary of said "Natomas Heights Unit No. 12" the following courses and distances: S 5°20' E, 115.00 feet; S 84°40' W, 388.72 feet; S 70°28'50" W, 80.67 feet; S 19°24'15" E, 4.83 feet; S 70°42'40" W, 180.00 feet; N 20°28' W, 124.26 feet; N 29°21'20" W, 124.53 feet; N 35°30' W, 520.90 feet; N 45°32'30" W, 55.30 feet; N 78°24'30" W, 107.35 feet; West, 107.63 feet; thence leaving said boundary south, 215.00 feet; thence S 32°12'20" E, 83.34 feet; thence S 35°30' E, 90.00 feet; thence S 54°30' W, 285.00 feet the northwest corner of lot 255 of "Sierra Woods Unit No. 5" as recorded in map book 116, map no. 19, Sacramento County Recorder's Office, said point also being on the east boundary of "Natomas Heights Unit No. 9" as recorded in map book 58, map no. 3, Sacramento County Recorder's Office; thence northerly and westerly along said boundary of "Natomas Heights No. 9" the following courses and distances: N 35°30'00" W, 83.00 feet; N 52°05'00" W, 308.79 feet; N 72°40'00" W, 248.67 feet; S 63°00'00" W, 122.59

feet; N 80°58'49" W, 31.50 feet, to a point on the centerline of Fargo Way; thence in a westerly and southerly direction along said boundary the following courses and distances: N 80°58'49" W, 32.98 feet; S 56°30'00" W, 114.00 feet; S 7°30'00" E, 209.00 feet; S 29°00'00" W, 288.70 feet; to the southwest corner of lot 132, also being a point on the northerly boundary of "Natomas Heights Unit No. 6" as recorded in map book 53, map no. 4, Sacramento County Recorder's Office; thence westerly along the northern boundary of "Natomas Heights Unit 6" the following courses and distances: N 85°57'50" W, 62.21 feet; S 74°32'30" W, 116.98 feet; S 57°41'50" W, 143.42 feet; S 73°22' W, 31.80 feet, to the centerline of Wales Drive; thence northerly along the centerline of Wales Drive to the centerline intersection with Dean Way; thence southwesterly along the centerline of Dean Way to the centerline intersection with Coloma Street, thence southerly along the centerline of Coloma Street to the centerline intersection with Duchow Way; thence easterly along the centerline of Duchow Way to the centerline intersection with Wales Drive; thence southerly along the centerline of Wales Drive to the centerline intersection of East Bidwell Street; thence northwesterly along the centerline of East Bidwell Street to the centerline intersection of Glenn Drive; thence southwesterly along the centerline of Glenn Drive and the southerly projection of Glenn Drive the following courses and distances: S 24°17'00" W, 30.00 feet; along a 4000 foot radius curve to the right having a central angle of 6°55'52", chord bearing of S 27°44'56" W, and chord distance of 483.61 feet; along a 4000' radius curve to the right having a central angle of 2°18'17" chord bearing S 31°58'18" W and chord distance of 160.89 feet; thence along a 500 foot radius curve to the left having a chord bearing of S 27°26'47" W, the chord distance being 98.93 feet, and a central angle of 11°21'18"; thence along a 500 foot radius curve to the right, having a chord bearing of S 27°26'47" W, a chord distance of 98.93 feet, and a central angle of 11°21'18"; S 21°46'07" W, 49.70 feet to the projected centerline of Riley Street and Glenn Drive; S 21°46'07" W, 534.15 feet; along a 750' radius curve to the left with a chord bearing of S 07°47'26" W, a central angle of 27°57'23" and a chord distance of 362.33 feet; through a 500' radius curve to the right with a chord bearing of S 26°50'16" W, a chord distance of 545.01 feet, and a central angle of 66°03'04"; S 59°51'48" W, 900.00 feet; thence the following courses and distances as indicated on that Record of Survey filed in Book 38 of surveys at page 10, Sacramento County: S 59°51'48" W, 189.40 feet; S 00°42'39" W, 320.00 feet; S 38°25'39" W, 170.00 feet; S 63°15'39" W, 97.00 feet; S 01°29'30" W, 125.16 feet; S 53°22'39" W, 256.34 feet to a point on the northerly right of way for Sibley Street; thence southerly across Sibley Street S 31°09'59" E, 566.58 feet to the easterly corner of parcel 4 of said parcel as shown on Book 36 of parcel maps page 24, Sacramento County Recorder's Office; thence from said corner S 52°03'00" W, 481.90 feet; thence S 27°40'00" E, 64.48 feet; thence S 72°51'32" W, 79.33 feet; thence N 34°39'36" W, 119.06 feet; thence N 84°26'05" W, 85.59 feet; thence N 55°03'04" W, 72.00 feet; thence S 75°18'38" W, 298.46 feet; thence N 58°24'25" W, 39.87 feet; thence S 54°37'20" W, 22.30 feet to a point on the northerly 50 foot railroad right of way of the Southern Pacific Transportation Company, Placerville Branch track, also being at approximate station 1199+20 on the railroad plans - right of way and track way, Placerville Branch, Sacramento to Placerville Station 1047+75 to 1258+95; thence S 54°37' W, 50 feet to a point on the southerly 50 foot railroad right of way said point being the northern most point of common boundary between the railroad right of way

and the parcel of land identified as Natomas Company in the Record of Survey recorded book 36 of surveys at page 26, Sacramento County Records; thence from said point S 54°53'07" W, 7.02 feet; thence N 83°34'53" W, 435.83 feet; thence S 09°23'53" E, 1095.33 feet; thence S 09°26'07" W, 353.70 feet; thence S 89°02'15" W, 1742.45 feet; thence S 13°14'06" E, 473.58 feet; thence N 69°55'08" W, 46.00 feet; thence S 87°04'23" W, 139.67 feet; thence S 76°09'00" W, 119.5+ feet to the centerline of Folsom Blvd.; thence northerly following the centerline of Folsom Blvd. to the intersection of the centerline of Forrest Street as said street is shown on the "Map of the Town of Folsom" recorded in book 1 of maps, map no. 7, Sacramento County Records; thence westerly along the centerline of Forrest Street (abandoned right of way) N 36°54'43" W, 656+ feet to the projected centerline intersection of Forrest Street and Figueroa Street; thence S 53°05'31" W, 900.10 feet; thence N 36°54'43" W, 33.00 feet; thence S 53°05'31" W, 218.00 feet; thence N 06°09'40" W, 426.36 feet; thence N 37°52' E, 1138.77 feet; thence N 36°54'43" W, 33.00 feet, to the point of beginning on the westerly right of way of River Street.

ATTACHMENT NO. 2

PROJECT AREA MAP

ATTACHMENT NO. 2

COMPANY INFORMATION

REDEVELOPMENT PLAN MAP

ATTACHMENT A
RENEWAL REQUEST FORM

ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

1. Affordable Housing

- Provide assistance for the rehabilitation, development and preservation of affordable housing

2. Economic Development Program Activities

- Assist with Historic District economic development
- Encourage revitalization through business and developer incentives

3. Commercial Rehabilitation

- Provide assistance for rehabilitation of commercial buildings

4. Public Infrastructure and Facilities

- Assist with construction of Railroad Block infrastructure improvements
- Assist with relocation and redevelopment of the City's Corporation Yard
- Assist with water system improvements
- Assist with storm drainage system improvements
- Assist with sewer system improvements
- Assist with fire protection improvements, including the construction of a new fire station
- Assist with construction of educational facilities and improvements
- Assist with preservation and development of cultural facilities and amenities, including public arts programs
- Assist with construction of additional public facilities and improvements, including public library
- Assist with traffic circulation improvements, including: street widening, extension, realignment, and resurfacing; median strip installation; alleyway paving; and traffic control systems
- Assist with the improvement of transportation links between Historic District and parking resources
- Assist with streetscape improvements, including gateway entrance elements, landscaping, bikeways, pedestrian amenities, medians, utility undergrounding, and crosswalks
- Assist with parking resources in support of Historic District parking program

5. Historic Preservation

- Provide assistance for the preservation and rehabilitation of historic buildings, structures and facades
- Facilitate implementation of Historic District design guidelines

6. Land Assembly

7. Hazardous Materials Clean-Up



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Public Buildings

- Public buildings for the government and education of public buildings.
- Public buildings for the government and education of public buildings.
- Public buildings for the government and education of public buildings.

Public Buildings

Public Buildings